

**Price: \$120,000****MLS Number: F10533811****Condo / Town Home****2201 NW 41st Ave Unit 206, Lauderhill, Florida 33313 USA****Beds: 2****Baths: 2****Taxes: \$1,445****Living Area: 975****Unit: 206****HOA Fees: \$337****Waterfront: YES****Year Built: 1974****Community: CYPRESS TREE****Subdivision: CYPRESS TREE**

ABOUT THIS PROPERTY

This well-kept second-floor corner unit offers a spacious wrap-around patio with peaceful lake views. The community is in the process of updating several buildings, providing added long-term value. The unit features walk-in closets, an enclosed patio, and other appealing comforts. The building itself is quiet and well maintained, offering an elevator, laundry facilities, a pool, and a secured lobby with two entry points. Ideally located close to parks, schools, shopping, and major highways. The property is being sold AS IS, and rentals are not permitted by the association. association has no reserves. The special assessment will be fully paid by the seller.

FEATURES

Community:	Community In-door Swimming Pool
Exterior:	Patio
Flooring:	Tile Flooring
General:	Elevator(s)
Heat/Cool:	Central Air Conditioning
Inclusions:	Electric Range and Oven, Microwave Oven, Cooktop Range, Dishwasher
Interior:	Walk-in Closet(s)
Scenery:	Lake View, Lake Frontage, Canal View, Canal Waterfront Property

PROPERTY
LOCATION



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